



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 9, 2016

La Terra Development  
Attn: Daryl Sequeira  
1880 Century Park East  
Los Angeles, CA 90067

**Regarding: PROJECT NO. R2014-03527-(2)  
VESTING TENTATIVE TRACT MAP NO. 073203  
ZONE CHANGE NO. 201400013  
CONDITIONAL USE PERMIT NO. 201400172  
PARKING PERMIT NO. 201500005  
ENVIRONMENTAL ASSESSMENT NO. 201400280  
24500-24906 S. Normandie Avenue, West Carson**

Dear Applicant:

The Regional Planning Commission, by its action of November 9, 2016, is recommending **APPROVAL** of the above described legislative zone change matter to the Los Angeles County Board of Supervisors and approved the above vesting tentative tract map, conditional use permit, and parking permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Tyler Montgomery in the Land Divisions Section at (213) 974-6433 or e-mail: [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov).

Sincerely,  
Richard J. Bruckner  
Director

Kim K. Szalay, Supervising Regional Planner  
Land Divisions Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)  
c: BOS; DPW (Land Divisions)

KKS:TM

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03527-(2)  
VESTING TENTATIVE TRACT MAP NO. 073203**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on November 9, 2016, in the matter of Project No. R2014-03527, consisting of Vesting Tentative Tract Map No. 073203, Zone Change No. 201400013, Conditional Use Permit No. 201400172, and Parking Permit No. 201500005. Environmental Assessment No. 201400280 is associated with this Project.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Tract Map to create 111 residential condominiums on two lots and a separate undeveloped residential lot (3 lots total) on 11.27 gross (9.37 net) acres, pursuant to County Code Section 21.38.020.
3. **LOCATION.** The project site is located at 24710 and 24906 South Normandie Avenue in the community of West Carson (APNs 7409-029-006; 7409-029-009; and 7409-029-010).
4. **PROJECT DESCRIPTION.** The applicant requests a Vesting Tentative Tract Map to create 111 residential condominiums on two lots and a separate undeveloped residential lot (3 lots total) on 11.27 gross (9.37 net) acres. The proposed Lot 1 would have an area of 0.90 gross (0.44 net) acres and be reserved for future development of moderate-income housing (under a separate permit). The proposed Lot 2 would have an area of 3.27 gross (2.55 net) acres and contain 39 attached residential condominium units. The proposed Lot 3 would have an area of 7.10 gross (6.39 net) acres and contain 72 detached residential condominium units.

The applicant also proposes to change the zone of the project site from M-1 (Light Manufacturing) to RPD (Residential Planned Development). A development program for the RPD Zone would be adopted through a conditional use permit ("CUP"). Through this development program, the applicant requests flexibility in project design regarding setbacks, fence height, and open space, and has volunteered to dedicate two dwelling units on Lot 2 for sale to lower-income households. A parking permit is also requested to allow for parallel guest parking spaces on Lot 2, as parallel on-site parking is normally not permitted. The project would require approximately 37,100 cubic yards of cut, 54,360 cubic yards of fill and the import of approximately 17,260 cubic yards of earth.

5. **TOPOGRAPHY.** The northern portion of the project site is a vacant, paved commercial lot formerly utilized as a truck storage yard. The southern portion is currently occupied by four auto parts stores and auto repair businesses. The

property contains three abandoned oil wells and one operating oil well. Normandie Avenue, a busy four-lane thoroughfare, is immediately to the west of the project site, while Lomita Boulevard, a four-lane divided highway, is located immediately to the south.

6. **ZONING.** The subject property is currently zoned M-1 (Light Manufacturing).
7. **LAND USE CLASSIFICATION.** Because the Project was submitted prior to the adoption of the current Countywide Land Use Plan in 2015, the applicant has the option of being reviewed for consistency with the previous Plan, which was adopted in 1980. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1980 Plan.

The Land Use classification of the project site under the 1980 Countywide Land Use Plan is Low/Medium Density Residential (6-12 dwelling units per gross acre).

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:  
  
North: R-1 (Single Family Residence)  
South: City of Los Angeles (M1—Limited Industrial)  
East: R-3-15U (Limited Multiple Residence—15 dwelling units per acre maximum)  
West: R-3-15U, C-3 (General Commercial)
9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:  
  
North: Single-family residences  
South: Church, light industry  
East: Mobile home park  
West: Mobile home park
10. **SITE ACCESS.** Vehicular access for Lots 2 and 3 would be from Normandie Avenue via two separate gated entrances and private driveway systems. Lot 1 would take vehicular access from both Normandie Avenue and Lomita Boulevard.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated June 22, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of July 19, 2016 is included as part of the Vesting Tentative Tract Map's conditions of approval.
12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the

California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment with the incorporation of those mitigation measures included in the project's Mitigation Monitoring and Reporting Program ("MMRP").

**13. LEGAL NOTIFICATION AND PUBLIC OUTREACH.**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

**14. PUBLIC COMMENTS.**

One letter of opposition from an area resident was received, citing the belief that condominiums would increase crime in the area and that the industrial zoning of the site is needed to service the nearby commercial fishing industry.

- 15. HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on November 9, 2016. Regional Planning staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Daryl Sequeira and Mr. Bryan Sevy, were sworn in and testified in favor of the project. Commissioner Louie asked whether the applicant would be favorable to reserving Lot 1—which was originally proposed as future commercial—for moderate-income workforce housing. The applicant agreed, and a condition of approval was added to the development program CUP requiring Lot 1 to be reserved for at least five (5) for-sale moderate-income housing units, to be approved through a future subdivision. Following this, the Commission voted to close the public hearing, approve the Mitigated Negative Declaration and MMRP, approve the vesting tentative tract map, CUP, and parking permit, and recommend approval of the zone change of all three lots to the Board of Supervisors.

**16. PLAN CONSISTENCY.**

The proposed use of the site for attached and detached condominiums is consistent with the Low/Medium Residential land use classification of the 1980 Countywide Land Use Plan. This designation allows for a maximum density of 12 dwelling units per gross acre, which would permit a maximum of 124 dwelling units on the portion of the site proposed for residential use (Lots 2 and 3). Therefore, the requested total of 111 residential units is consistent with this regulation.

**17. ZONING CODE CONSISTENCY.**

The project site, upon adoption of the zone change, would be located in the RPD (Residential Planned Development) Zone. Section 22.20.460 of the County Code states that it is the intent of the RPD Zone "to promote residential amenities beyond

those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.”

In general, development in the RPD Zone is subject to the same permitted uses, limitations, and conditions as in the R-1 (Single Family Residence) Zone. However, upon adoption of a development program through the CUP process, a project may deviate from certain R-1 Zone development standards, such as required yards, fence heights, and minimum lot sizes. In addition, development in the RPD Zone must meet certain additional requirements.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence—whether attached or detached—provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. Therefore, 10 guest parking spaces would be required for Lot 2, and 18 guest parking spaces would be required for Lot 3. These requirements would be satisfied, as the proposed project would provide 14 guest parking spaces for Lot 2 and 49 guest parking spaces for Lot 3. Of these spaces, 12 of those on Lot 2 would be parallel to the proposed driveway and fire lane. Because on-site parallel parking spaces are not normally permitted, the applicant has requesting a parking permit to authorize them. The ability of the project to satisfy the parking permit burden of proof will be analyzed under the “Neighborhood Impact/Land Use Compatibility” section below.

Yard/Setback Requirements:

Pursuant to Section 22.20.460 of the County Code, lots in the RPD Zone are normally required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, side-yard setbacks of five feet, and corner side-yard setbacks of 10 feet. In addition, walls and fences in front yards may not exceed a height of 3'-6", and walls and fences in other yards may not exceed six feet. However, these standards may be modified upon adoption of a Development Program, which is intended to allow for flexibility of design. In this case, the applicant has applied for a CUP for a Development Program to allow for the following deviations to yard/setback requirements:

- a. Reduction of required front-yard setback from 20 feet to 10 feet (Lots 2 and 3)
- b. Reduction of required rear-yard setback from 15 feet to 10 feet (Lot 3)
- c. Increase in fence/wall height within the front-yard setback from 3'-6" to six feet (Lots 2 and 3)
- d. Increase in fence/wall height within the rear-yard setback from 6'-0" to 12'-0" (Lots 2 and 3)

Open Space:

The RPD Zone requires that not less than 30 percent of a project site's net area be dedicated as open space (County Code Section 22.20.460). As 8.94 net acres are currently proposed for development, this would require a total of 2.68 acres of open space. Currently the applicant proposes to provide 2.54 acres of open space (28.4 percent of the net area). While this is less than the requirement of 30 percent, Section 22.20.460.B.4 of the County Code allows the Commission to modify this requirement if it finds "that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development."

Healthy Design:

Section 21.24.380 of the County Code requires that a separate, five-foot-wide pedestrian pathway must connect each new condominium unit with a public street. In addition, the County's Healthy Design Guidelines encourage as much pedestrian interconnectivity as possible within a new residential development, as well as between a new residential development and adjoining neighborhoods. A system of five-foot-wide walkways is proposed throughout the project site, connecting each individual unit to walkways that eventually reach Normandie Avenue. Overall, there are four gated pedestrian pathways connecting Lot 2 with Normandie Avenue and three connecting Lot 3 with the same street. These walkways also connect units to the provided recreational areas, as well as providing pedestrian connections between Lot 2 and Lot 3.

All pedestrian pathways are separated from the private driveway/fire lanes with either a curb or parkway. Pathways along interior access driveways, which each serve four units, were permitted to utilize a "woonerf" design, which is a demarcated pathway on either side of a driveway, differentiated by color and texture but not separated by a curb.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

**18. LAND USE COMPATIBILITY.**

The proposed development is compatible with the site's allowed dwelling unit density under the applicable Countywide Land Use Plan.

Zone Change Consistency

The applicant's request to change the zoning of the project site from M-1 to RPD is warranted, as the applicable Countywide Land Use Plan designates the site for Low/Medium Residential use. Changing the zone to allow residential development at this density would correct this inconsistency. The majority of the project site, which was operated as a truck storage yard, has been vacant since 2013, and the remainder of the site is occupied by auto repair and auto sales businesses. Therefore, rezoning the site would not result in the elimination or relocation of manufacturing jobs or location-dependent industries. There is also a need for

additional residentially-zoned property in the community, as the project site is located in an area with a critical shortage of affordable housing. The project is surrounded by compatible residential zones and uses to the north, east, and west, and major employment centers are located in nearby Torrance and Long Beach. Therefore, it is unlikely that additional residential development on the project site would adversely affect the health, comfort, or welfare of area residents.

#### Parking Permit Consistency

The proposed on-site parallel parking spaces on Lot 2 would not result in traffic conflicts or congestion on the project site. The 12 guest parking spaces, which would have dimensions of 8 feet by 22 feet, would provide ample room for maneuvering, and the private driveway/fire lanes to which they are parallel would have unobstructed widths of 26 feet, which would allow for passing vehicles to continue uninhibited.

#### Development Program CUP Consistency

In order to allow for creative design, a development in the RPD Zone may request a Development Program CUP to deviate from certain development standards. The applicant's request for reduced front and rear yard setbacks and increased fence heights in these setbacks (see "Yard/Setback Requirements" section above) is appropriate in this case. The reduced front-yard setback of 10 feet along a portion of Normandie Avenue is warranted by the existence of a large utility easement corridor that occupies a portion of the street frontage near the center of the site. Because buildings may not be located within this easement, the reduced front setback on other portions of the site allows dwelling units to be built in a number that approaches the appropriate density of the Countywide Land Use Plan. A six-foot-tall perimeter wall within this front-yard setback is also appropriate, as it would be facing the rear of all adjacent residences, which primarily face inward. The wall would also serve as a sound barrier to Normandie Avenue, which is a busy four-lane thoroughfare with heavy truck traffic.

The reduced rear-yard setback of 10 feet along the site's eastern property line is also appropriate, as it would be facing the side yards of all new residences, due to their north-south orientation. The normal required side-yard setback for a property in the RPD Zone is only five feet. In addition, the mobile home park immediately to the east maintains the same boundary as a side-yard setback, with a minimum distance of five feet. The proposed fence within this required yard would also exceed the maximum height of six feet. The applicant proposes to construct a six-foot-high to seven-foot-high retaining wall topped by a five-foot-tall to six-foot-tall open-work fence, for a total maximum height of 12 feet. By right, a six-foot-high retaining wall may be topped with a 3'-6"-tall open-work fence as a safety measure. However, the applicant proposes to raise the height of this safety fence by an additional 2'-6" for the safety of children. The open-work nature of the fence material will prevent it from blocking light on adjacent properties.

Open Space Consistency

As stated above, The RPD Zone requires that not less than 30 percent of a project site's net area be dedicated as open space. Such open space must be available for the "use and enjoyment of all of the occupants" of a development (County Code Section 22.20.460). As 8.94 net acres are currently proposed for development, this would require a total of 2.68 acres of open space. Currently the applicant proposes to provide 2.54 acres of open space (28.4 percent of the net area). This open space includes front yards, parkways, and recreational areas spread throughout Lots 2 and 3. While this is less than the requirement of 30 percent, Section 22.20.460.B.4 of the County Code allows the Commission to modify this requirement if it finds "that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development."

The project would contain the required compensatory characteristics to allow less than the required amount of open space. The fact that the development would provide two dwelling units for lower-income households would benefit the community greater than the provision of an additional 0.14 acres of open space. In addition, the applicant has agreed to reserve Lot 1 for future development of at least five moderate-income dwelling units. As a result, the project is consistent with the requirements of the RPD Zone.

19. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
20. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
21. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
22. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
23. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating



or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

24. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
25. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
26. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the applicable General Plan.
27. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the Harbor Gateway Library. On October 5, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to two persons on the courtesy mailing list for the Carson Zoned District.
28. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. That the proposed use with the attached conditions will be consistent with the applicable adopted General Plan.

- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Vesting Tentative Tract Map No. 073203, subject to the attached conditions.

**ACTION DATE: 11/09/16**

**Vote: 4-0**

Yes: Shell, Smith, Louie, Pedersen

No: None

Absent: Modugno

KKS:TM

11/09/16

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03527-(2)  
VESTING TENTATIVE TRACT MAP NO. 073203**

**PROJECT DESCRIPTION**

The project is a subdivision to create 111 residential condominiums on two lots and a separate undeveloped residential lot (3 lots total) on 11.27 gross acres. The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, 10, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Tract Map No. 073203 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to final map approval, the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the end of the appeal period, the permittee shall remit processing fees at the Office of the Registrar-Recorder/County Clerk, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.25 (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have

been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **TENTATIVE TRACT MAP SPECIFIC CONDITIONS**

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated July 7, 2016, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health, to the satisfaction of those departments.
19. The project site shall be developed and maintained in substantial compliance with the approved vesting tentative map dated June 22, 2016.
20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for

review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

21. Prior to obtaining final map approval, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of manufactured slopes and plantings, common landscaped areas and facilities and all private driveways/fire lanes, to the satisfaction of the Director.
22. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and average lot area requirements of the applicable General Plan, Zoning Ordinance and CUP No. 201400172. Prior to approval of each final unit map, the subdivider shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
  - b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.
23. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.
24. Concurrent with recordation of associated final map, the permittee or successor in interest shall record a covenant entered into with the Los Angeles County Community Development Commission ("CDC") in compliance with Section 22.56.2630 of the County Zoning Ordinance to set aside two (2) two-bedroom dwelling units for sale to lower income households as defined in California Health and Safety Code Section 50079.5. The two units set aside shall be set aside for a period of not less than 55 years from the date of the issuance of the Certificate of Occupancy. The permittee shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.

Attachments:

Subdivision Committee Report (Tentative Tract Map dated 06/22/16)

KKS:TM  
11/09/16

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03527-(2)  
CONDITIONAL USE PERMIT NO. 201400172  
PARKING PERMIT NO. 201500005**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on November 9, 2016, in the matter of Project No. R2014-03527, consisting of Vesting Tentative Tract Map No. 073203, Zone Change No. 201400013, Conditional Use Permit No. 201400172, and Parking Permit No. 201500005. Environmental Assessment No. 201400280 is associated with this Project.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Tract Map to create 111 residential condominiums on two lots and a separate undeveloped residential lot (3 lots total) on 11.27 gross (9.37 net) acres, pursuant to County Code Section 21.38.020.
3. **LOCATION.** The project site is located at 24710 and 24906 South Normandie Avenue in the community of West Carson (APNs 7409-029-006; 7409-029-009; and 7409-029-010).
4. **PROJECT DESCRIPTION.** The applicant requests a Vesting Tentative Tract Map to create 111 residential condominiums on two lots and a separate undeveloped residential lot (3 lots total) on 11.27 gross (9.37 net) acres. The proposed Lot 1 would have an area of 0.90 gross (0.44 net) acres and be reserved for future development of moderate-income housing (under a separate permit). The proposed Lot 2 would have an area of 3.27 gross (2.55 net) acres and contain 39 attached residential condominium units. The proposed Lot 3 would have an area of 7.10 gross (6.39 net) acres and contain 72 detached residential condominium units.

The applicant also proposes to change the zone of the project site from M-1 (Light Manufacturing) to RPD (Residential Planned Development). A development program for the RPD Zone would be adopted through a conditional use permit ("CUP"). Through this development program, the applicant requests flexibility in project design regarding setbacks, fence height, and open space, and has volunteered to dedicate two dwelling units on Lot 2 for sale to lower-income households. A parking permit is also requested to allow for parallel guest parking spaces on Lot 2, as parallel on-site parking is normally not permitted. The project would require approximately 37,100 cubic yards of cut, 54,360 cubic yards of fill and the import of approximately 17,260 cubic yards of earth.

5. **TOPOGRAPHY.** The northern portion of the project site is a vacant, paved commercial lot formerly utilized as a truck storage yard. The southern portion is

currently occupied by four auto parts stores and auto repair businesses. The property contains three abandoned oil wells and one operating oil well. Normandie Avenue, a busy four-lane thoroughfare, is immediately to the west of the project site, while Lomita Boulevard, a four-lane divided highway, is located immediately to the south.

6. **ZONING.** The subject property is currently zoned M-1 (Light Manufacturing).
7. **LAND USE CLASSIFICATION.** Because the Project was submitted prior to the adoption of the current Countywide Land Use Plan in 2015, the applicant has the option of being reviewed for consistency with the previous Plan, which was adopted in 1980. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1980 Plan.

The Land Use classification of the project site under the 1980 Countywide Land Use Plan is Low/Medium Density Residential (6-12 dwelling units per gross acre).

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:  
  
North: R-1 (Single Family Residence)  
South: City of Los Angeles (M1—Limited Industrial)  
East: R-3-15U (Limited Multiple Residence—15 dwelling units per acre maximum)  
West: R-3-15U, C-3 (General Commercial)
9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:  
  
North: Single-family residences  
South: Church, light industry  
East: Mobile home park  
West: Mobile home park
10. **SITE ACCESS.** Vehicular access for Lots 2 and 3 would be from Normandie Avenue via two separate gated entrances and private driveway systems. Lot 1 would take vehicular access from both Normandie Avenue and Lomita Boulevard.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated June 22, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of July 19, 2016 is included as part of the Vesting Tentative Tract Map's conditions of approval.



12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment with the incorporation of those mitigation measures included in the project's Mitigation Monitoring and Reporting Program ("MMRP").
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.**  
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
14. **PUBLIC COMMENTS.**  
One letter of opposition from an area resident was received, citing the belief that condominiums would increase crime in the area and that the industrial zoning of the site is needed to service the nearby commercial fishing industry.
15. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on November 9, 2016. Regional Planning staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Daryl Sequeira and Mr. Bryan Sevy, were sworn in and testified in favor of the project. Commissioner Louie asked whether the applicant would be favorable to reserving Lot 1—which was originally proposed as future commercial—for moderate-income workforce housing. The applicant agreed, and a condition of approval was added to the development program CUP requiring Lot 1 to be reserved for at least five (5) for-sale moderate-income housing units, to be approved through a future subdivision. Following this, the Commission voted to close the public hearing, approve the Mitigated Negative Declaration and MMRP, approve the vesting tentative tract map, CUP, and parking permit, and recommend approval of the zone change of all three lots to the Board of Supervisors.
16. **PLAN CONSISTENCY.**  
The proposed use of the site for attached and detached condominiums is consistent with the Low/Medium Residential land use classification of the 1980 Countywide Land Use Plan. This designation allows for a maximum density of 12 dwelling units per gross acre, which would permit a maximum of 124 dwelling units on the portion of the site proposed for residential use (Lots 2 and 3). Therefore, the requested total of 111 residential units is consistent with this regulation.
17. **ZONING CODE CONSISTENCY.**

The project site, upon adoption of the zone change, would be located in the RPD (Residential Planned Development) Zone. Section 22.20.460 of the County Code states that it is the intent of the RPD Zone "to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development."

In general, development in the RPD Zone is subject to the same permitted uses, limitations, and conditions as in the R-1 (Single Family Residence) Zone. However, upon adoption of a development program through the CUP process, a project may deviate from certain R-1 Zone development standards, such as required yards, fence heights, and minimum lot sizes. In addition, development in the RPD Zone must meet certain additional requirements.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence—whether attached or detached—provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. Therefore, 10 guest parking spaces would be required for Lot 2, and 18 guest parking spaces would be required for Lot 3. These requirements would be satisfied, as the proposed project would provide 14 guest parking spaces for Lot 2 and 49 guest parking spaces for Lot 3. Of these spaces, 12 of those on Lot 2 would be parallel to the proposed driveway and fire lane. Because on-site parallel parking spaces are not normally permitted, the applicant has requested a parking permit to authorize them. The ability of the project to satisfy the parking permit burden of proof will be analyzed under the "Neighborhood Impact/Land Use Compatibility" section below.

Yard/Setback Requirements:

Pursuant to Section 22.20.460 of the County Code, lots in the RPD Zone are normally required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, side-yard setbacks of five feet, and corner side-yard setbacks of 10 feet. In addition, walls and fences in front yards may not exceed a height of 3'-6", and walls and fences in other yards may not exceed six feet. However, these standards may be modified upon adoption of a Development Program, which is intended to allow for flexibility of design. In this case, the applicant has applied for a CUP for a Development Program to allow for the following deviations to yard/setback requirements:

- a. Reduction of required front-yard setback from 20 feet to 10 feet (Lots 2 and 3)
- b. Reduction of required rear-yard setback from 15 feet to 10 feet (Lot 3)

- c. Increase in fence/wall height within the front-yard setback from 3'-6" to six feet (Lots 2 and 3)
- d. Increase in fence/wall height within the rear-yard setback from 6'-0" to 12'-0" (Lots 2 and 3)

Open Space:

The RPD Zone requires that not less than 30 percent of a project site's net area be dedicated as open space (County Code Section 22.20.460). As 8.94 net acres are currently proposed for development, this would require a total of 2.68 acres of open space. Currently the applicant proposes to provide 2.54 acres of open space (28.4 percent of the net area). While this is less than the requirement of 30 percent, Section 22.20.460.B.4 of the County Code allows the Commission to modify this requirement if it finds "that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development."

Healthy Design:

Section 21.24.380 of the County Code requires that a separate, five-foot-wide pedestrian pathway must connect each new condominium unit with a public street. In addition, the County's Healthy Design Guidelines encourage as much pedestrian interconnectivity as possible within a new residential development, as well as between a new residential development and adjoining neighborhoods. A system of five-foot-wide walkways is proposed throughout the project site, connecting each individual unit to walkways that eventually reach Normandie Avenue. Overall, there are four gated pedestrian pathways connecting Lot 2 with Normandie Avenue and three connecting Lot 3 with the same street. These walkways also connect units to the provided recreational areas, as well as providing pedestrian connections between Lot 2 and Lot 3.

All pedestrian pathways are separated from the private driveway/fire lanes with either a curb or parkway. Pathways along interior access driveways, which each serve four units, were permitted to utilize a "woonerf" design, which is a demarcated pathway on either side of a driveway, differentiated by color and texture but not separated by a curb.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

**18. LAND USE COMPATIBILITY.**

The proposed development is compatible with the site's allowed dwelling unit density under the applicable Countywide Land Use Plan.

Zone Change Consistency

The applicant's request to change the zoning of the project site from M-1 to RPD is warranted, as the applicable Countywide Land Use Plan designates the site for Low/Medium Residential use. Changing the zone to allow residential development

at this density would correct this inconsistency. The majority of the project site, which was operated as a truck storage yard, has been vacant since 2013, and the remainder of the site is occupied by auto repair and auto sales businesses. Therefore, rezoning the site would not result in the elimination or relocation of manufacturing jobs or location-dependent industries. There is also a need for additional residentially-zoned property in the community, as the project site is located in an area with a critical shortage of affordable housing. The project is surrounded by compatible residential zones and uses to the north, east, and west, and major employment centers are located in nearby Torrance and Long Beach. Therefore, it is unlikely that additional residential development on the project site would adversely affect the health, comfort, or welfare of area residents.

#### Parking Permit Consistency

The proposed on-site parallel parking spaces on Lot 2 would not result in traffic conflicts or congestion on the project site. The 12 guest parking spaces, which would have dimensions of 8 feet by 22 feet, would provide ample room for maneuvering, and the private driveway/fire lanes to which they are parallel would have unobstructed widths of 26 feet, which would allow for passing vehicles to continue uninhibited.

#### Development Program CUP Consistency

In order to allow for creative design, a development in the RPD Zone may request a Development Program CUP to deviate from certain development standards. The applicant's request for reduced front and rear yard setbacks and increased fence heights in these setbacks (see "Yard/Setback Requirements" section above) is appropriate in this case. The reduced front-yard setback of 10 feet along a portion of Normandie Avenue is warranted by the existence of a large utility easement corridor that occupies a portion of the street frontage near the center of the site. Because buildings may not be located within this easement, the reduced front setback on other portions of the site allows dwelling units to be built in a number that approaches the appropriate density of the Countywide Land Use Plan. A six-foot-tall perimeter wall within this front-yard setback is also appropriate, as it would be facing the rear of all adjacent residences, which primarily face inward. The wall would also serve as a sound barrier to Normandie Avenue, which is a busy four-lane thoroughfare with heavy truck traffic.

The reduced rear-yard setback of 10 feet along the site's eastern property line is also appropriate, as it would be facing the side yards of all new residences, due to their north-south orientation. The normal required side-yard setback for a property in the RPD Zone is only five feet. In addition, the mobile home park immediately to the east maintains the same boundary as a side-yard setback, with a minimum distance of five feet. The proposed fence within this required yard would also exceed the maximum height of six feet. The applicant proposes to construct a six-foot-high to seven-foot-high retaining wall topped by a five-foot-tall to six-foot-tall open-work fence, for a total maximum height of 12 feet. By right, a six-foot-high retaining wall

may be topped with a 3'-6"-tall open-work fence as a safety measure. However, the applicant proposes to raise the height of this safety fence by an additional 2'-6" for the safety of children. The open-work nature of the fence material will prevent it from blocking light on adjacent properties.

Open Space Consistency

As stated above, The RPD Zone requires that not less than 30 percent of a project site's net area be dedicated as open space. Such open space must be available for the "use and enjoyment of all of the occupants" of a development (County Code Section 22.20.460). As 8.94 net acres are currently proposed for development, this would require a total of 2.68 acres of open space. Currently the applicant proposes to provide 2.54 acres of open space (28.4 percent of the net area). This open space includes front yards, parkways, and recreational areas spread throughout Lots 2 and 3. While this is less than the requirement of 30 percent, Section 22.20.460.B.4 of the County Code allows the Commission to modify this requirement if it finds "that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development."

The project would contain the required compensatory characteristics to allow less than the required amount of open space. The fact that the development would provide two dwelling units for lower-income households would benefit the community greater than the provision of an additional 0.14 acres of open space. In addition, the applicant has agreed to reserve Lot 1 for future development of at least five moderate-income dwelling units. As a result, the project is consistent with the requirements of the RPD Zone.

19. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
20. **COMPATIBILITY WITH SURROUNDINGS.** The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The project is surrounded by compatible residential zones and uses to the north, east, and west, and major employment centers are located in nearby Torrance and Long Beach.
21. **DEVELOPMENT STANDARDS.** The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order

to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Zoning Code.

22. **ADEQUATE STREETS.** The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The site would be served by Normandie Avenue and Lomita Boulevard, and the applicant's Traffic Impact Analysis has been analyzed and approved by the Department of Public Works.
23. **SAFETY OF RESIDENTS.** The Commission finds that the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard. All disused oil wells must be re-abandoned to current standards imposed by the California Division of Oil, Gas, and Geothermal Resources ("DOGGR"), and new residences will be separated from the remaining active oil well by a distance of at least 100 feet.
24. **ADEQUATE PARKING ARRANGEMENTS.** The Commission finds that the proposed parking arrangements, including the parallel on-site guest parking spaces, will not cause conflicts, result in traffic congestion, or cause unauthorized use of surrounding parking facilities. The 12 guest parking spaces, which would have dimensions of 8 feet by 22 feet, would provide ample room for maneuvering, and the private driveway/fire lanes to which they are parallel would have unobstructed widths of 26 feet, which would allow for passing vehicles to continue uninhibited. All other parking facilities would be developed to general standards of the County Code.
25. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the Harbor Gateway Library. On October 5, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to two persons on the courtesy mailing list for the Carson Zoned District.
26. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

Regarding the CUP:

- A. That the proposed use with the attached conditions will be consistent with the applicable adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Parking Permit:

- E. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces, or compact spaces.
- F. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

PROJECT NO. R2014-03527-(2)  
CONDITIONAL USE PERMIT NO. 201400172  
PARKING PERMIT NO. 201500005  
ENVIRONMENTAL ASSESSMENT NO. 201400280

CUP/PKP FINDINGS  
PAGE 10 OF 10

2. Approves Conditional Use Permit No. 201400172 and Parking Permit No. 201500005, subject to the attached conditions.

**ACTION DATE: 11/09/16**

**Vote: 4-0**

Yes: Shell, Smith, Louie, Pedersen

No: None

Absent: Modugno

KKS:TM

11/09/16



**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-03527-(2)  
CONDITIONAL USE PERMIT NO. 201400172  
PARKING PERMIT NO. 201400280**

**PROJECT DESCRIPTION**

The project is a Conditional Use Permit ("CUP") to adopt a Development Program for a condominium complex on two lots and one lot for future residential development (three lots total) in the RPD (Residential Planned Development) Zone totaling 11.27 gross acres. Also a parking permit to allow for on-site parallel parking spaces. The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, 11, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property
8. In the event that Tentative Tract Map No. 073203 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Prior to final approval, the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the end of the appeal period, the permittee shall remit processing fees at the Office of the Registrar-Recorder/County Clerk, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by

the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.  
  
In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, five (5) copies of a modified Exhibit "A" shall be submitted to Regional Planning by **January 11, 2017**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**CONDITIONAL USE PERMIT SPECIFIC CONDITIONS**

20. The permittee shall maintain a front-yard (western) setback of not less than 10 feet and a rear-yard (eastern) setback of not less than 10 feet for all lots.
21. The permittee may maintain a fence or wall within the required front-yard (western) setback of all lots not to exceed six feet in height.
22. The permittee may maintain a retaining wall within the required rear-yard (eastern) setback of all lots not to exceed seven feet in height. This may be topped by an open-work fence that shall not exceed six feet in height. The total combined height of any such structure shall not exceed 12 feet.
23. The permittee shall maintain a minimum of 2.54 acres of open space across both lots. Said open space shall be maintained and kept permanently accessible to all residents.
24. Prior to obtaining final approval, the permittee shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.
25. Prior to obtaining final approval, the permittee shall provide in the CC&Rs a method for the continuous maintenance of manufactured slopes and plantings, common landscaped areas and facilities and all private driveways/fire lanes, to the satisfaction of the Director.
26. Concurrent with recordation of associated final map, the permittee or successor in interest shall record a covenant entered into with the Los Angeles County Community Development Commission ("CDC") in compliance with Section 22.56.2630 of the County Zoning Ordinance to set aside two (2) two-bedroom dwelling units for sale to lower income households as defined in California Health and Safety Code Section 50079.5. The two units set aside shall be set aside for a period of not less than 55 years from the date of the issuance of the Certificate of Occupancy. The permittee shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.

27. The development of Lot 1 shall be restricted to provide not less than five (5) workforce housing units for sale to moderate income households with a maximum income of 120% area median income ("AMI"). The permittee or successor in interest shall record a covenant entered into with the Los Angeles County Community Development Commission ("CDC") to set aside these dwelling units for sale to moderate income households as defined in California Health and Safety Code Section 50079.5. The units set aside shall be set aside for a period of not less than 55 years from the date of the issuance of the Certificate of Occupancy. The covenant shall also include a local hire program similar to that adopted for CDC affordable housing projects, with exact specifications to be approved by the CDC and the Director of Regional Planning. Development on Lot 1 shall conform to the development standards of the R-3 Zone. The development of these units shall require approval of a separate tentative tract map at a future date, as required by the Subdivision Map Act and Title 21 of the County Code.

#### **PARKING PERMIT SPECIFIC CONDITIONS**

28. Required guest parking for Lot 2 of Tract 73203 (southern lot) may be fulfilled with on-site parallel parking spaces with minimum dimensions of eight feet by 22 feet (8' x 22'). Said spaces shall not block or interfere with any required fire lane, garage entrance, or backup space.

KKS:TM  
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-03527-(2) / TR 073203 / ZC NO. 201400013 / ENV NO. 201400280**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
AQ-1	Air Quality	Architectural Coatings. The permittee shall use only paints and architectural coatings where the content of volatile organic compounds (VOC) does not exceed zero grams per liter (g/l) for interior and 50 g/l for exterior residential and non-residential applications.	Use of low-VOC or no-VOC paints. Paints used shall be indicated on the project's Master Plot Plan.	Upon approval of Master Plot Plan	Permittee	DRP, DPH
AQ-2	Air Quality	Construction Equipment Exhaust. The permittee shall use construction equipment that utilizes a Tier IV engine emissions output equivalent for all construction activities	Use of Tier IV engine emissions output equivalent on all construction equipment	During construction	Permittee	DRP
CR-1	Cultural Resources	Cultural Remains. Should cultural resource remains be encountered during land modification activities, work shall cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources. If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC	Contact County Coroner, NAHC, follow relevant sections of Public Resources Code	Upon discovery of human or cultural remains	Permittee	DRP, Coroner, NAHC
HAZ-1	Hazards/Hazardous Materials	Petroleum in Soil. In the event that ground-disturbing activities expose abandoned piping, petroleum in soil, an abandoned waste disposal system, debris not encountered during the Phase II site reconnaissance, or any other suspect materials, encountered materials shall be segregated for proper characterization and disposal or recycle. Proper disposal or recycle of suspect materials shall be performed in accordance with County regulations and subject to monitor and review by the Hazardous Materials Division of the Los Angeles County Fire Department ("Hazmat").	Segregation and disposal of petroleum or chemical waste materials	Upon discovery of abandoned piping, petroleum in soil, waste disposal system, or any other suspect debris or materials	Permittee	DRP, Fire

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HAZ-2	Hazards/Hazardous Materials	Re-abandonment of Oil Wells. Prior to issuance of grading permits, inactive oil wells "Faltin" 64 and "Rising-Hawkins" 4 shall be re-abandoned in accordance with current California Code of Regulations Title 14 Section 1981 abandonment standards. All required documentation shall be submitted to the Division of Oil, Gas & Geothermal Resources (DOGGR) and the site inspected by DOGGR engineer. Prior to inspection by DOGGR, the DOGGR Report of Well Plugging and Abandonment shall be submitted to the Los Angeles County Fire Department and the Department of Regional Planning for review and approval	Obtain Reports of Well Plugging and Abandonment for three identified oil wells	Prior to grading permit approval	Permittee	DRP, Fire, DOGGR
N-1	Noise	Construction Equipment Noise. If electrical service is available within 150 feet, electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without the manufacturer-recommended muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.	Use of electrical power for tools, mufflers for internal combustion engines	During construction	Permittee	DRP, DPH
N-2	Noise	Additional Construction Noise Controls. For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures	Use of noise barriers for construction equipment within 250 feet of residences	During construction	Permittee	DRP, DPH

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N-3	Noise	<p><b>Neighbor Notification.</b> Provide notification to commercial and residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted on Normandie Avenue and Lomita Boulevard adjacent to the project site, and shall be easily viewed from adjacent public areas.</p>	Notification of adjacent neighbors 24 hours prior to significant noise generating activities	24 hours prior to occurrence, During construction	Permittee	DRP, DPH
T-1	Transportation/Traffic	<p><b>Right Turn Lanes.</b> Prior to issuance of Final Map, the permittee shall contribute fair share funds (18.7% of total) for the construction of a southbound right turn overlap lane and an eastbound right turn lane at the intersection of Normandie Avenue and Lomita Boulevard, to the satisfaction of the Department of Public Works.</p>	Payment of fair share funds for construction of right turn lanes at Normandie/Lomita intersection	Prior to Final Map approval	Permittee	DRP, DPW
MC-1	Mitigation Compliance	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Permittee	DRP